

**PT. SE-28-51-25 W3rd  
Rural, Saskatchewan**

**MLS # A2140689**



**\$174,500**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                               |               |                   |
| <b>Size:</b>     | 1,180 sq.ft.                                                            | <b>Age:</b>   | 1940 (85 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Other                                                       |               |                   |
| <b>Lot Size:</b> | 3.05 Acres                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Garden, Lawn, No Neighbours Behind, Treed |               |                   |

|                    |                                   |                   |             |
|--------------------|-----------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Electric, Forced Air, Wood        | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Partial, Unfinished               | <b>LLD:</b>       | 28-51-25-W3 |
| <b>Exterior:</b>   | Stucco, Wood Frame                | <b>Zoning:</b>    | ACR         |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                       |                   |             |

**Inclusions:** n/a

This acreage is in a quaint setting approximately three miles east of the community of Hillmond, SK with bussing to the Hillmond School. The well treed yard site includes a one and a half story three bedroom, one bathroom bungalow and a garden area. This home includes appliances and two storages sheds outdoors. Consider this beautiful country location, as this home is priced to sell! Sold "as is, where is".